

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5SM.1599/THAS50**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Dalton Brothers House**
- 7. Building Address: **425 W. Colorado Avenue**
- 8. Owner Name and Address: **Dalton Brothers of Telluride LLC
P. O. Box 982
Telluride, CO 81435-0982**

Parcel number(s):

456536314017



THLD RATING:

Residence - Supporting
Garage – Non-contributing without Qualifications

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252739 mE** **4202501 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 6, 7, Block 4**
 Addition: **West Telluride Addition** Year of addition: **1891**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 62 feet x Width: 22 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Ornamentation/Decorative Shingles
Window/Stained Glass
21. General architectural description:
This is a historic wood frame, front-gabled, dwelling, with a gabled addition to the north (rear) elevation. The original single-story house is supported by a low, uncoursed, stone foundation, and its exterior walls are clad with painted pale green horizontal wood siding with painted olive green 1" by 4" corner boards. A painted pale green 1" by 6" board with a wood water table, separates the foundation from the horizontal siding. Painted pale green variegated wood shingles, and a gable ornament, appear in the façade's upper gable end (south elevation). The house's front gable roof is steeply-pitched, and is covered with green metal roofing material. The eaves are boxed with painted pale green and olive green wood trim. The house features a distinctive stained natural brown wood-paneled front door, with a single light in its upper sash, scrollwork and an egg-and-dart motif in its top rail, and a dentil course and an egg-and dart motif in its locking rail. This door is also topped by a transom light, and is covered by a painted olive green wood storm door. It enters the west end of the façade from a nearly full-width front porch. Approached by four wooden steps at its west end, the porch features a tongue-in-groove wood floor, a painted white open wood balustrade with turned balusters, painted white turned columns with ornate brackets, and a low-pitched hip porch roof. A single-hung sash window, with stained glass upper sash lights, overlooks the front porch to the east of the entry door. Windows on the east and west (side) elevations are primarily single and paired 1/1 double-hung sash with painted white wood frames and painted pale green wood surrounds. The original rear portion of the house has been replaced by a circa 2002, approximately 25' N-S by 21' E-W, gabled addition. The gable roof over the addition is slightly lower than the roof over the original front part of the house. The entry door into the addition is located at the north end of the east elevation.

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22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This property is located on the north side of Colorado Avenue in the block between Aspen and Townsend Streets.**
24. Associated buildings, features or objects:

Garage (Former Shed THAS #50)
<p>A wood frame garage, which measures 19' by 10', is located adjacent to the alley at the rear of the property. This building was erected in 2002, using elements of three adjoining sheds which historically existed here (THAS #50). The extant garage features a concrete slab foundation and floor, and vertical wood plank walls covered with corrugated metal on the east elevation. The garage is covered by a low saltbox roof, with corrugated metal roofing material and with closed eaves. A set of paired, side-hinged, vertical wood plank garage doors open toward the alley on the north elevation. A single vertical wood plank door enters the garage's west elevation.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1897** Actual:
 Source of information: **Sanborn Insurance maps, February 1893 and December 1899; San Miguel County Assessor records.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Unknown**
 Source of information: **N/A**
29. Construction history:
San Miguel County Assessor records list 1897 as this house's year of construction. This date is probably accurate because Sanborn Insurance maps provide corroborating documentation that the house was built between 1893 and 1899. Sanborn maps dated 1899, 1904, 1908, and 1922, consistently depict the dwelling with a rear extension. This rear portion of the original building may have been partially incorporated into the extant circa 2002 gabled addition to the north elevation. The three adjoining sheds at the rear of the lot (THAS #50); which have been replaced by the extant garage), also appear to be depicted on all of the Sanborn maps.
30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling**

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35. Historical background:

The West Telluride Addition was platted in 1891, and residential development throughout the neighborhood began to occur that same year. By the end of 1892, five houses had been built here in Block 4, on the north side of West Colorado Avenue between Aspen and Townsend Streets. These were respectively located on lots one and two, on lots three and four, and on lots five, ten, fourteen and fifteen. By the end of 1899, another six homes had been erected on this block, leaving only lots eleven, twelve, thirteen, sixteen and seventeen not yet developed. Another three residences had been built by the summer of 1908, with this block then boasting fourteen residences facing onto West Colorado Avenue, and with only two lots still undeveloped. This residence on Lots 6 and 7 was among those built between 1893 and 1899. Information regarding the families and individuals who lived here in the late 1890s and early 1900s has not been uncovered. In 1986, this property was owned by Martin Keller of Golden, Colorado.

36. Sources of information:

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

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39. Area(s) of significance: **Architecture, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National: State: Local:

42. Statement of significance:

This property is historically significant for its association with Telluride's residential development beginning in the late 1890s. The house is also architecturally significant for its Late Victorian era architectural characteristics. Due to some loss of integrity, the house should probably be rated as a "supporting" resource within the Telluride National Historic Landmark District. The garage is rated "non-contributing without qualifications."

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. An addition to the dwelling's north (rear) elevation is compatible with the house's original construction in terms of its materials, massing, and scale. The roof line of the addition is slightly lower than that of the original house, and it is minimally visible from the street. Much of the physical integrity of the three historically adjoining sheds at the rear of the property has been lost, however.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing 5SM#1599
 Noncontributing THAS#50 N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 247-251** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **07/31/2007; revised 4/10/2012** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

